

8.2
1

CASE #

PLAN REVIEW # 284-001170 R

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

APPLICANT: TYSON TUTTLE

AUTHORIZED AGENT (if applicable): EDWARD GORDON

STREET ADDRESS: 608 BAYLOR ST, AUSTIN TEXAS 78703

LEGAL DESCRIPTION: Subdivision - LOT 1A BLK A TUTTLE ADDN

Lot(s) _____ Block _____ Outlot _____ Division _____

ZONING DISTRICT AND NEIGHBORHOOD PLAN: SF-3-H-HD-NP

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

REQUEST: up to 25% increase in one or more of the following:

- _____ Maximum Floor to area ratio .4 or gross floor area >2300 sq ft.
- _____ Maximum Linear feet of Gables protruding from setback plane
- _____ Maximum Linear feet of Dormers protruding from the setback plane

Waive or modify the side wall articulation requirement of Section 2.7.

- ☒ Side Wall Length Articulation

Please briefly and thoroughly

WANT TO EXTEND THE WALL LENGTH
ARTICULATION REQUIREMENT ONE FOOT
ELEVEN AND THREE QUARTER INCHES.

Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) – case goes to RDCC first. National Register Historical District (NRHD) Overlay: without H or HD - case goes to Historic Landmark Commission first.

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APPLICATION TO THE RESIDENTIAL DESIGN
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DESIGN GUIDELINE CONSIDERATIONS:

1. Are there any recommendations from the neighborhood plan team for this development?

NONE

2. Does the development:

- a. Comply with the neighborhood design guidelines, if any

YES

- b. Provide consistency with the streetscape of the properties in the vicinity

YES, ALTHOUGH IT CANNOT BE SEEN FROM

ANY STREET

- c. Provide consistency with the massing, scale and proximity of structures located on either side of or behind the development

YES, IS ACTUALLY SMALLER THAN

BUILDINGS ADJACENT

d. Impact the privacy of adjacent rear yards

NO, I HAVE LETTER OF RECOMMENDATION
FROM OWNER OF ADJACENT REAR YARD

e. Impact the topography or lot shape

BUILDING WILL IMPACT TOPOGRAPHY, BUT
NOT THE LOT SHAPE.

3. For a development of an entire block, will the development have a negative impact on the adjacent property?

N/A

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION

GENERAL MODIFICATION WAIVER

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APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 3112 WINDSOR ROAD, SUITE A#212

City, State AVSTIN, TEXAS 78703 Zip 78703

Phone 512-801-8685 Printed Name EDWARD GORDON

Signature  Date 1/6/2014

OWNER'S CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address _____

City, State _____ Zip _____

Phone _____ Printed Name _____

Signature _____ Date _____

**GENERAL INFORMATION FOR SUBMITTAL OF A MODICATION REQUEST TO
THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION**

City of Austin Residential Permit Application

Residential Review, 2nd floor, One Texas Center
505 Barton Springs, Austin, TX 78704
(512) 974-2747

For Departmental Use Only	PR # <u>2014-09170</u>	BP # <u>150</u>
	Assigned	Due Date:
	Review Date	Issue Date:
	Reviewed/Approved	Issued:

Project Information

Project Address: <u>608 BAYLOR ST, AUSTIN TEXAS 78703</u>	Tax Parcel ID: <u>106521</u>
Legal Description: <u>LOT 3 BLK A TUTTLE ADDN</u>	
Zoning District or PUD: <u>SF-3-H-HD-NP</u>	Lot Size (square feet): <u>31,581.68</u>
Neighborhood Plan Area (if applicable):	Historic District (if applicable):
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? <input checked="" type="radio"/> Y <input type="radio"/> N	
Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.	
Does this site currently have water availability? <input checked="" type="radio"/> Y <input type="radio"/> N wastewater availability? <input checked="" type="radio"/> Y <input type="radio"/> N	
If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.	
Does this site have or will it have an auxiliary water source? <input checked="" type="radio"/> Y <input type="radio"/> N If yes, submit approved auxiliary and potable plumbing plans (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)	
Does this site have a septic system? <input checked="" type="radio"/> Y <input type="radio"/> N If yes, submit a copy of approved septic permit to construct	
Does this site require a cut or fill in excess of four (4) feet? <input checked="" type="radio"/> Y <input type="radio"/> N	
If yes, contact the Development Assistance Center for a Site Plan Exemption.	
Does this site front a paved street? <input checked="" type="radio"/> Y <input type="radio"/> N	Is this site adjacent to a paved alley? <input checked="" type="radio"/> Y <input type="radio"/> N
Does this site have a Board of Adjustment (BOA) variance? <input checked="" type="radio"/> Y <input type="radio"/> N Case # (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? <input checked="" type="radio"/> Y <input type="radio"/> N	
If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.	
Does the project impact a tree protected by ordinance? This includes canopy and/or critical root zone impacts to nearby trees.	
<input checked="" type="radio"/> Y <input type="radio"/> N	
Note: If yes, application for a tree permit with the City Arborist may be required.	
Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? <input checked="" type="radio"/> Y <input type="radio"/> N	
Note: Proximity to a floodplain may require additional review time.	

Description of Work

Existing Use: vacant <u>single-family residential</u>	duplex residential	two-family residential	other
Proposed Use: vacant <u>single-family residential</u>	duplex residential	two-family residential	other
Project Type: <u>new construction</u>	addition	addition/remodel	remodel/repair
# of bedrooms existing:	# of bedrooms proposed: <u>N/A</u>	# of baths existing: <u>3.5</u>	# of baths proposed: <u>1</u>
Will all or part of an existing exterior wall be removed as part of the project? <input checked="" type="radio"/> Y <input type="radio"/> N			
Note: Removal of all or part of a structure requires a demolition permit.			
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary)			
<u>NEW CONSTRUCTION OF A HOBBY WORKSHOP/BARN STORAGE</u>			
Trades Permits Required: <input checked="" type="checkbox"/> electric <input checked="" type="checkbox"/> plumbing <input type="checkbox"/> mechanical (HVAC) <input type="checkbox"/> concrete (right-of-way)			

Job Valuation

Total Job Valuation: \$ <u>150,000.00</u>	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ <u>N/A</u>
Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.	Bldg: \$ <u>115K</u>	Elec: \$ <u>20K</u>
	Plmbg: \$ <u>15K</u>	Mech: \$
	Primary Structure: \$	
	Accessory Structure: \$	
	Bldg: \$	Elec: \$
	Plmbg: \$	Mech: \$

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Building and Site Area			
Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.			
a) 1 st floor conditioned area	1515		1515
b) 2 nd floor conditioned area	1233.5		1233.5
c) 3 rd floor conditioned area	623		623
d) Basement	1515		1515
e) Covered Parking (garage or carport)	1157		1157
f) Covered Patio, Deck or Porch	/	/	
g) Balcony			
h) Other GARAGE APT	829		829
Total Building Coverage (exclude b, c & d from total)			
i) Driveway	2442.76	2156.4	4599.16
j) Sidewalks			
k) Uncovered Patio	/		
l) Uncovered Wood Deck (counts at 50%)			
m) AC pads			
n) Other (Pool Coping, Retaining Walls)	97.87	101.6	199.5
Total Site Coverage			
o) Pool	648		648
p) Spa			

Site Development Information		
Building Coverage Information Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)		
Existing Building Coverage (sq ft):	2344.1	% of lot size: 7.4
Proposed Building Coverage (sq ft):	3908.3	% of lot size: 12.3
Impervious Cover Information Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)		
Existing Impervious Cover (sq ft):	6725.13	% of lot size: 21.4
Proposed Impervious Cover (sq ft):	3919.8	% of lot size: 12.4
Setbacks Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-513) Y <input checked="" type="radio"/> N		
Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) Y <input checked="" type="radio"/> N		
Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) Y <input checked="" type="radio"/> N		
Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)		Parking (LDC 25-6 Appendix A & 25-6-478)
Building Height: 26 ft Number of Floors: 2		# of spaces required: _____ # of spaces provided: 2
Right-of-Way Information Is a sidewalk required for the proposed construction? (LDC-6-353) Y N		
*Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.		
Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? Y N		
Width of approach (measured at property line): _____ ft Distance from intersection (for corner lots only): _____ ft		
Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y N		

Gross Floor Area

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

1515.1
829
3908.3

	Existing	New	Exemption	Total
1 st Floor		1564.2		1564.2
2 nd Floor				
3 rd Floor				
Basement		1281.4		1281.4
Attic				
Garage (attached)				
(detached)				
Carport (attached)				
(detached)				
Accessory building(s) (detached)				
TOTAL GROSS FLOOR AREA				2,845.6

(Total Gross Floor Area / lot size) x 100 = 12.37% Floor-To-Area Ratio (FAR)

Is this project claiming a "parking area" exemption as described under Article 3?	Y <input type="checkbox"/>	N <input type="checkbox"/>
Is this project claiming a "ground floor porch" exemption as described under Article 3?	Y <input type="checkbox"/>	N <input type="checkbox"/>
Is this project claiming a "basement" exemption as described under Article 3?	Y <input type="checkbox"/>	N <input type="checkbox"/>
Is this project claiming a "habitable attic" exemption as described under Article 3?	Y <input type="checkbox"/>	N <input type="checkbox"/>
Is a sidewall articulation required for this project?	Y <input type="checkbox"/>	N <input type="checkbox"/>
Does any portion of the structure extend beyond a setback plane?	Y <input type="checkbox"/>	N <input type="checkbox"/>

Parking Area exemption: Up to 450 square feet of a parking area may be deducted if it is a detached rear parking area that is separated from the principal structure by not less than 10 feet; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width; or a parking area that is open on two or more sides, if: it does not have habitable space above it; and the open sides are clear and unobstructed for at least 80% of the area measured below the top of the wall plate to the finished floor of the carport. Up to 200 square feet may be deducted if it is an attached parking area used to meet the minimum parking requirement; or a garage that is less than 10 feet from the rear of the principal structure, provided that the garage is either detached from the principal structure; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width. An applicant may receive only one 450-square foot exemption per site under Article 3. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under Article 3, but only for an attached parking area used to meet minimum parking requirements.

Ground Floor Porch exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1. The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2. It is fully contained within the roof structure; 3. It has only one floor; 4. It does not extend beyond the footprint of the floors below; 5. It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6. Fifty percent or more of the area has a ceiling height of seven feet or less.

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Contact Information

Owner	TYSON TUTTLE	Applicant or Agent	
Mailing Address	608 BAYLOR ST AUSTIN TEXAS 78703	Mailing Address	
Phone	(512) 8-0310	Phone	
Email	TYSON.TUTTLE@SILABS.COM	Email	
Fax		Fax	
General Contractor	EDWARD GORDON	Design Professional	
Mailing Address	3112 WINDSOR RD SU A#212 AUSTIN, TX 78703	Mailing Address	
Phone	512-801-8685	Phone	
Email	EDWARD@ED-GORDON.COM	Email	
Fax		Fax	

Acknowledgments

Is this site registered as the owner's homestead for the current tax year with the appraisal district? ☒ Y ☐ N

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license.

I understand that I am responsible for complying with any subdivision notes, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property.

If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC. I understand that nothing may be built upon or over an easement.

I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required and compliance with current code may be required.

I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.

I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the site, I am required to complete a Tree Ordinance Review Application by contacting (512) 974-1876 or cityarborist@austintexas.gov. This initiates the tree permitting requirement needed to proceed with the development review process.

Erosion and Sedimentation Controls are required per Section 25-8-181.

I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.

I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin.

Applicant's signature: Edward Gordon Date: 1/6/2014

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One Stop Shop
505 Barton Springs Rd
(512) 974-2632 - phone
(512) 974-9112 - phone
(512) 974-9199 - fax
(512) 974-9779 - fax



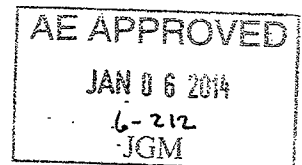
Austin Energy
Building Service Planning Application (BSPA)

This form to be used for review of Building Permit only
For use in One Stop Shop Only

Responsible Person for Service Request <u>EDWARD GORDON</u>		
Email <u>EDWARD@ED-GORDON.COM</u>	Fax _____	Phone <u>512-801-8685</u>
<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> New Construction <input type="checkbox"/> Remodeling
Project Address <u>608 BAYLOR ST AUSTIN, TEXAS 78703</u> OR		
Legal Description _____	Lot _____	Block _____
Who is your electrical provider? <input checked="" type="checkbox"/> AE <input type="checkbox"/> Other _____		
<input type="checkbox"/> Overhead Service	<input type="checkbox"/> Underground Service	<input checked="" type="checkbox"/> Single-phase (1Ø) <input type="checkbox"/> Three-phase (3Ø)
Location of meter _____		
Number of existing meters on gutter _____ (show all existing meters on riser diagram)		
Expired permit # _____		
Comments <u>New Workshop</u>		
BSPA Completed by (Signature & Print Name) _____ Date _____ Phone _____		
Approved <input type="checkbox"/> Yes <input type="checkbox"/> No _____		
AE Representative _____	Date _____	Phone _____

Application expires 180 days after the date of approval
(Any change to the above information requires a new BSPA)

All structures etc. must maintain 7'5"
clearance from AE energized power
lines. Enforced by AE & NESC codes.





Austin Water Utility
Water & Wastewater Service Plan Verification
(W&WW SPV)

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

(Please Print or Type)

Customer Name: <u>EDWARD GORDON</u>	Phone: <u>512 901 8685</u>	Alternate Phone: <u>N/A</u>
Service Address: <u>608 BAYLOR ST AUSTIN TEXAS 78703</u>		
Lot: _____	Block: _____	Subdivision/Land Status: _____ Tax Parcel ID No.: _____
Existing Use: vacant <small>(Circle one)</small>	<u>single-family res.</u>	duplex garage apartment other _____
Proposed Use: vacant <small>(Circle one)</small>	<u>single-family res.</u>	duplex garage apartment other _____
Number of existing bathrooms: _____		Number of proposed bathrooms: <u>4</u>
Use of a pressurized auxiliary water system (i.e. rainwater harvesting, well water, lake/river water, etc.) Yes _____ No _____		

City of Austin Office Use

Water Main size: <u>8"</u>	Service stub size: <u>1"</u>	Service stub upgrade required? <u>N</u>	New stub size: <u>N/A</u>
Existing Meter number: <u>10013249</u>	Existing Meter size: <u>1"</u>	Upgrade required? <u>N</u>	New size: <u>N/A</u>
WW Service: Septic System/On-Site Sewage Facility (OSSF) _____ or WW Collection System <input checked="" type="checkbox"/>			WW Main size: <u>10" CONC.</u>

If a pressurized auxiliary water system is or will be installed, please contact the Utility's Special Services Division (SSD) at 972-1060, 3907 South Industrial Blvd., Suite 100 for consultation and approval.

Auxiliary Water (if applicable) Approved by SSD (Signature & Print name) _____ Date _____ Phone _____

Approved: ☐ Yes (see attached approved documents) ☐ No

If the site has an OSSF, please contact Utility Development Services (UDS) at 972-0210 or 972-0211, Waller Creek Center, 625 E. 10th Street, Suite 715 for consultation and approval.

Edward Gordon EDWARD GORDON
W&WWSPV Completed by (Signature & Print name) _____ Date 1/6/2014 Phone _____

OSSF (if applicable) Approved by UDS (Signature & Print name) _____ Date _____ Phone _____

[Signature]
AWU Representative _____ Date 1-6-14 Phone 512-972-0003

Approved: ☐ Yes (see attached approved documents) ☐ No

NOTE: For residential plan review, this original stamped "approval" must be submitted with the stamped "original" floor plan.

Verification expires 180 days after date of Submittal

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

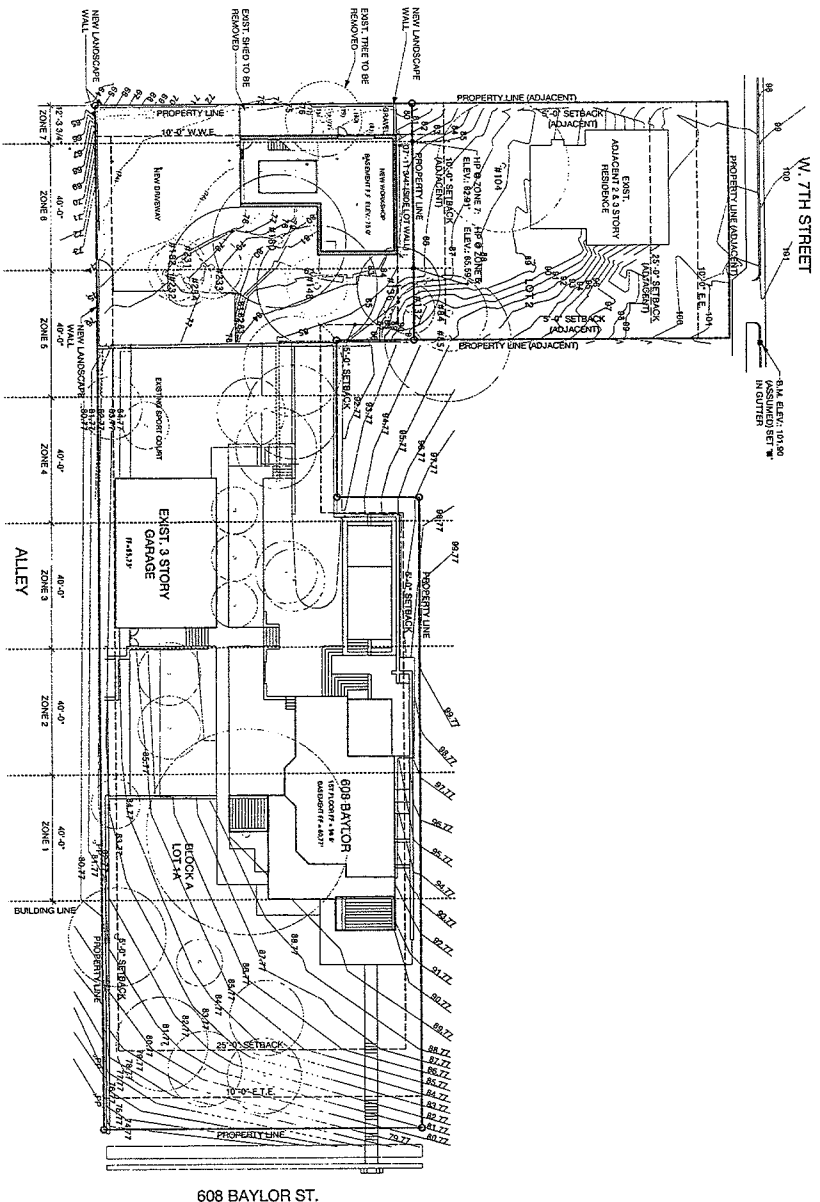
B2/11

TUTTLE WORKSHOP

608 BAYLOR STREET
AUSTIN, TX 78703

AUSTIN, TX

MELL
LAWRENCE
ARCHITECTS
813 W. 6th St
T 512 441 4850
F 512 441 9126



1 MCMANSON SITE PLAN
SCALE 1" = 10' FT

608 BAYLOR ST.

SITE INFORMATION
SITE INFORMATION TAKEN FROM SURVEY OF QUINCY, 1890
PROFESSIONAL LAND SURVEYING, INC., DATED 12/29/13 AND
ONION, WATERLOO SURVEYING, INC., DATED MAY 19TH 2012.
ADDITIONAL INFORMATION TAKEN FROM SURVEY PREPARED BY
DAVID BELL OF CAROLINA, INC., DATED FEBRUARY AND 2005.
LOT 7 BLOCK A VOTTE ADDN.
LEGAL DESCRIPTION
LOT 7 BLOCK A VOTTE ADDN.
20.00 AC.
SF=311,040 SF

AREA CALCULATIONS		EXISTING	NEW	TOTAL
LOT DIMENSIONS	2408.68 SF	7492.32 SF	9181.00 SF	
BUILDING FOOTPRINT	2408.68 SF	18463 SF	6777.9 SF	
WALKWAYS & DRIVEWAYS	4184.5 SF	2159.4 SF	4999.16 SF	
WALLS	67.73 SF	101.5 SF	199.5 SF	
POOL	648.00 SF	0 SF	648.00 SF	
DRIVEWAYS	0 SF	115.0 SF	0 SF	
MECH. (A/C) PACKS, CHILDRN	0 SF	3019.8 SF	0 SF	
TOTAL IMPROVEMENTS	6725.13 SF	12814 SF	10640.9 SF	
EXISTING LOT AREA	1584.4 SF			

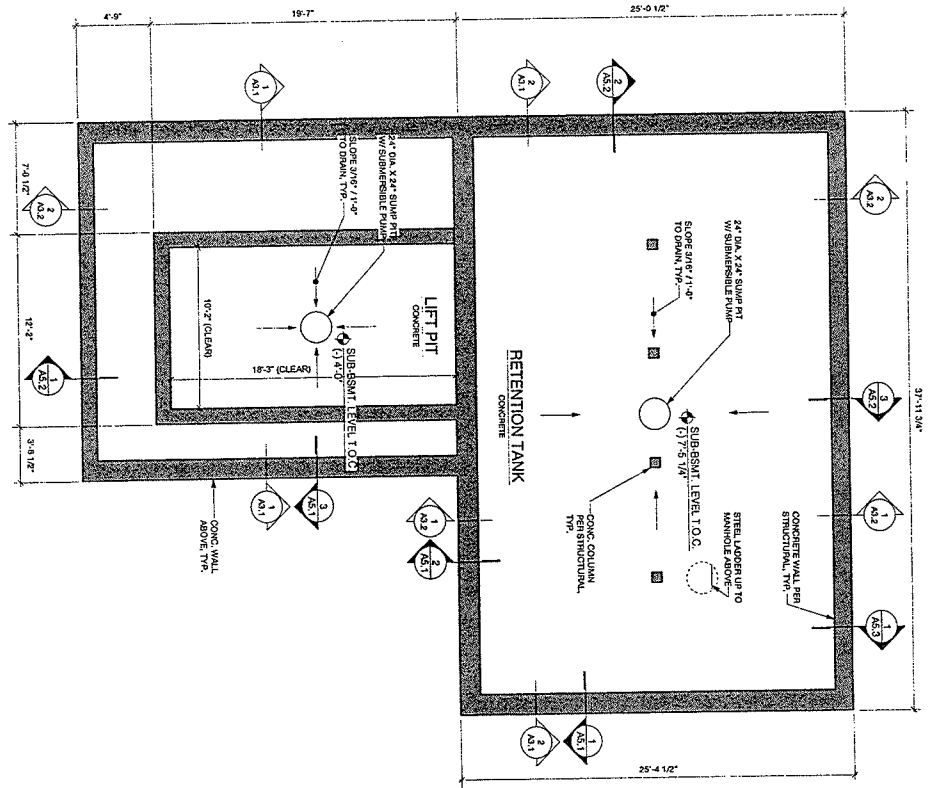
33.7%

Index of Drawings	
SHEET DESCRIPTION	SCALE
1. EXISTING MCMANSON SITE PLAN	1" = 20' FT
2. EXISTING LOT AREA	1" = 10' FT
3. EXISTING LOT AREA	1" = 10' FT
4. EXISTING LOT AREA	1" = 10' FT
5. EXISTING LOT AREA	1" = 10' FT
6. EXISTING LOT AREA	1" = 10' FT
7. EXISTING LOT AREA	1" = 10' FT
8. EXISTING LOT AREA	1" = 10' FT
9. EXISTING LOT AREA	1" = 10' FT
10. EXISTING LOT AREA	1" = 10' FT

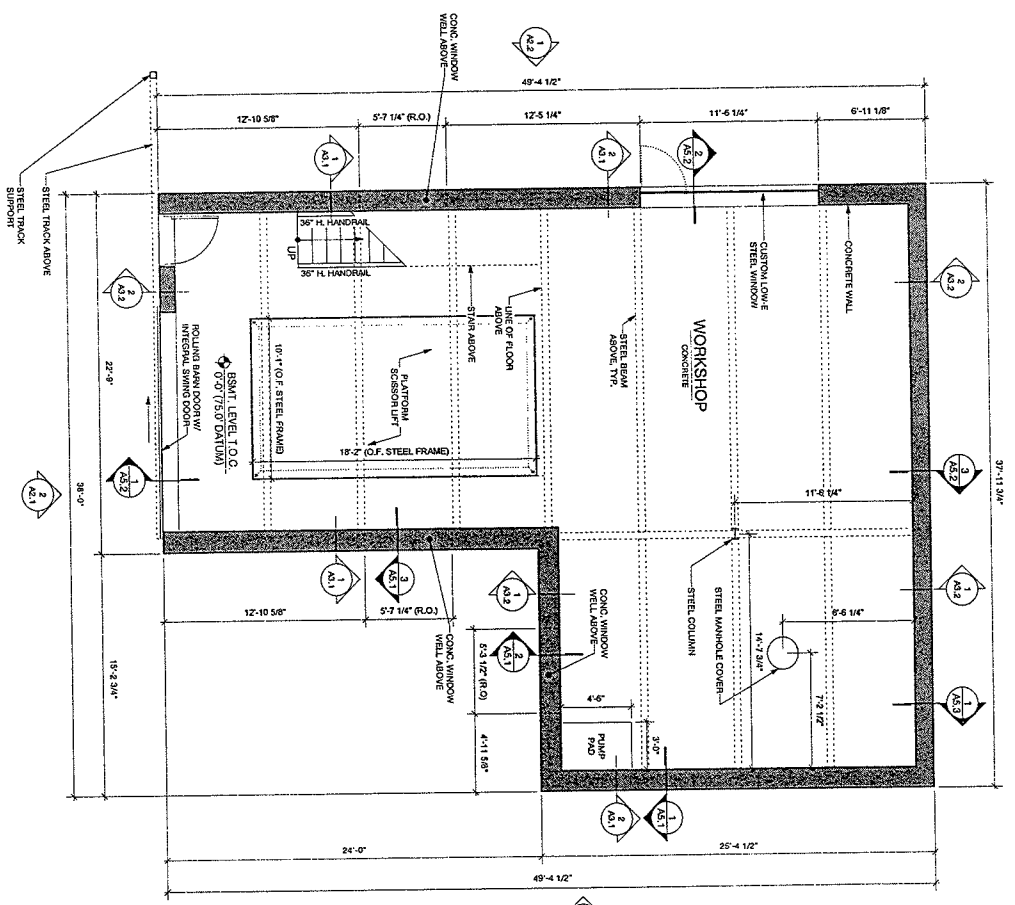
SP1.1

MCMANSON SITE PLAN
CUT 7/11

52/12



2 SUBSMT FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 BSMT FLOOR PLAN
SCALE: 1/8" = 1'-0"

MELL
LAWRENCE
ARCHITECTS
4157 16th Avenue SE
T 612 441 4629
F 612 441 8125

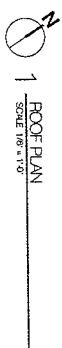
REVISIONS:

NO
DRAWN BY
DATE: JANUARY 2011
SHEET NO
REMARK SET
ENGINEER



A1.1

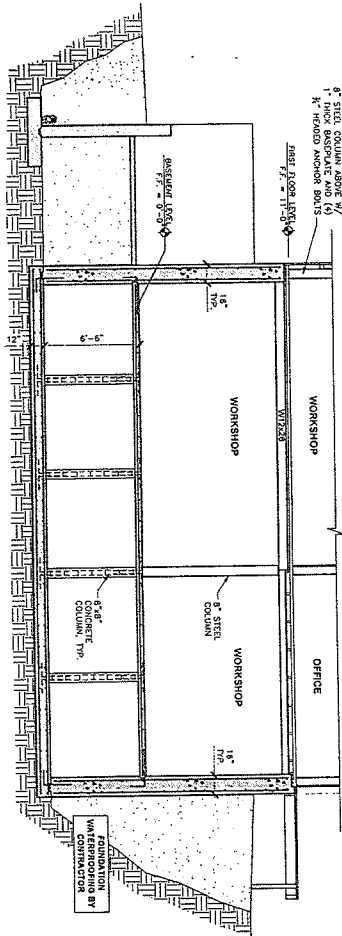
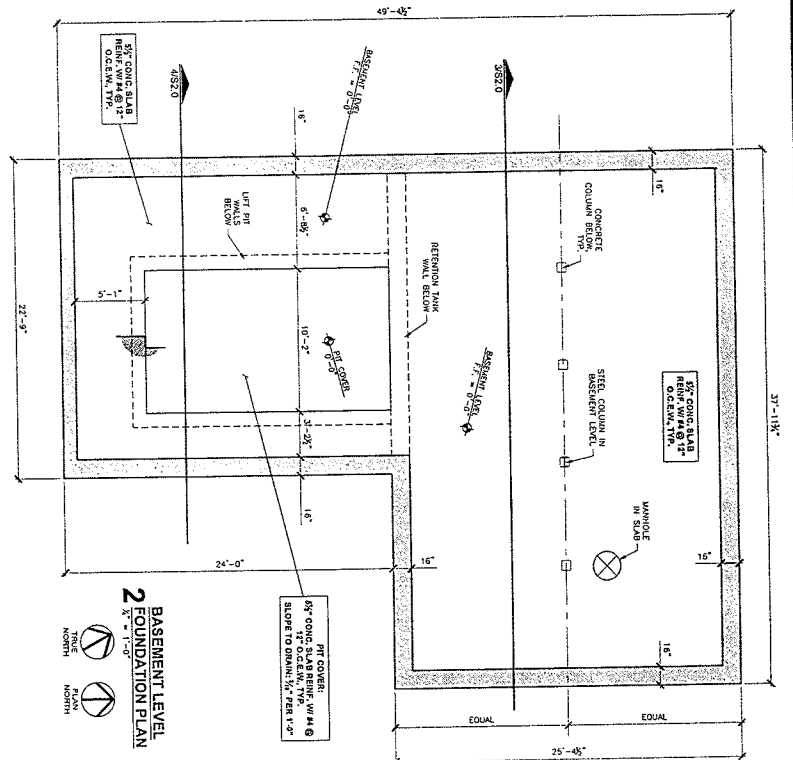
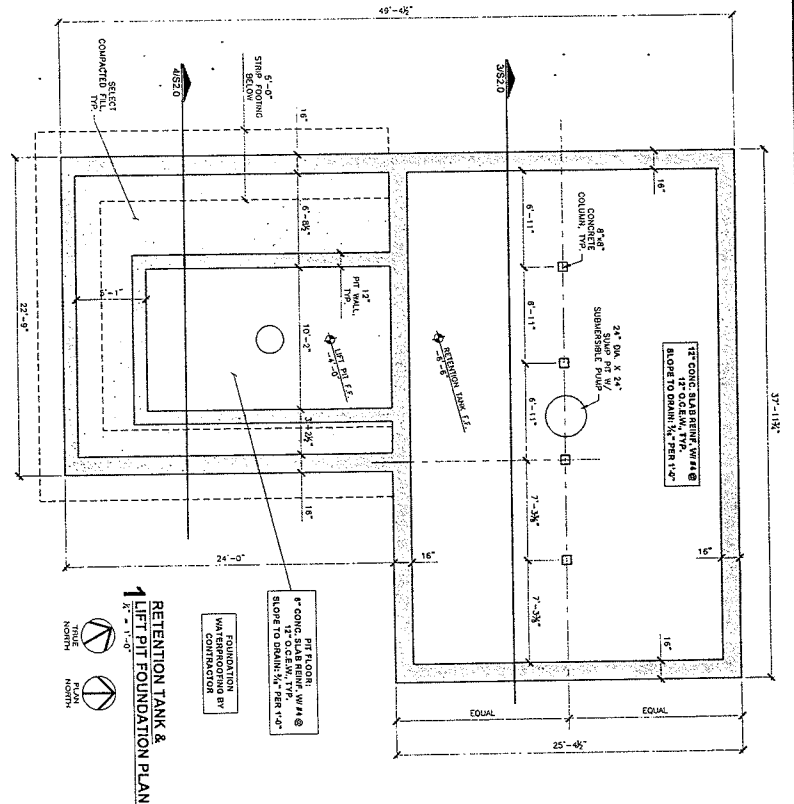
FLOOR PLANS
3-SHEET SET



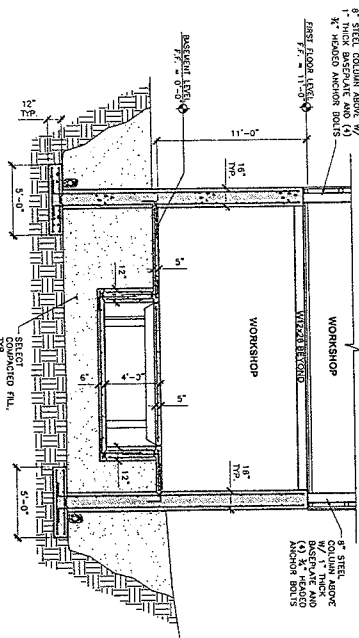
FLOOR PLANS
SHEET MUL.

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02/14



4 FOUNDATION SECTION AT ELEVATOR LIFT



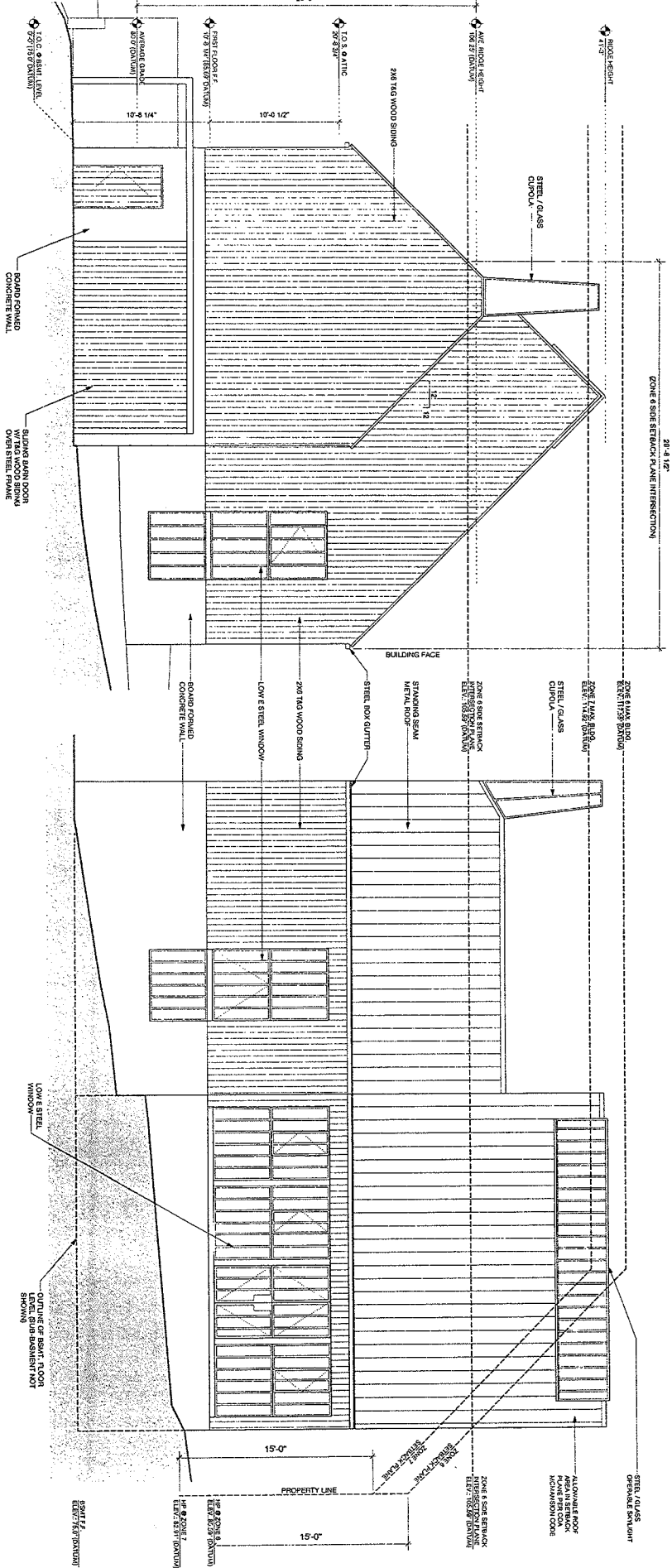
PERMIT SET

FOUNDATION PLAN AND SECTIONS Tuttle Residence: Foundation Design of Workshop Austin, Texas		SPARKS ENGINEERING, INC. Texas Registered Engineering Firm F-00515 403 North Mays Street Round Rock, Texas 78664 www.sparksengineering.com		REVISIONS # DATE 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 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1196 1197 1198 1199 1200 1201 1202 1203 1204 1205 1206 1207 1208 1209 1210 1211 1212 1213 1214 1215 1216 1217 1218 1219 1220 1221 1222 1223 1224 1225 1226 1227 1228 1229 1230 1231 1232 1233 1234 1235 1236 1237 1238 1239 1240 1241 1242 1243 1244 1245 1246 1247 1248 1249 1250 1251 1252 1253 1254 1255 1256 1257 1258 1259 1260 1261 1262 1263 1264 1265 1266 1267 1268 1269 1270 1271 1272 1273 1274 1275 1276 1277 1278 1279 1280 1281 1282 1283 1284 1285 1286 1287 1288 1289 1290 1291 1292 1293 1294 1295 1296 1297 1298 1299 1300 1301 1302 1303 1304 1305 1306 1307 1308 1309 1310 1311 1312 1313 1314 1315 1316 1317 1318 1319 1320 1321 1322 1323 1324 1325 1326 1327 1328 1329 1330 1331 1332 1333 1334 1335 1336 1337 1338 1339 1340 1341 1342 1343 1344 1345 1346 1347 1348 1349 1350 1351 1352 1353 1354 1355 1356 1357 1358 1359 1360 1361 1362 1363 1364 1365 1366 1367 1368 1369 1370 1371 1372 1373 1374 1375 1376 1377 1378 1379 1380 1381 1382 1383 1384 1385 1386 1387 1388 1389 1390 1391 1392 1393 1394 1395 1396 1397 1398 1399 1400 1401 1402 1403 1404 1405 1406 1407 1408 1409 1410 1411 1412 1413 1414 1415 1416 1417 1418 1419 1420 1421 1422 1423 1424 1425 1426 1427 1428 1429 1430
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132/15

2 SOUTH ELEVATION
SCALE 1/4" = 1'-0"

1 EAST ELEVATION
SCALE 1/4" = 1'-0"



A2.1

EXTERIOR ELEVATIONS
SHEET TITLE

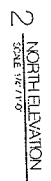
6.1
DRAWN BY: _____
DATE: JANUARY 2014
SHEET DATE
PENNY SET
C. LEWIS



MEL
LAWRENCE
ARCHITECTS
913 W. G. 8300 ST
SUITE 100
T. 512.441.4444
F. 512.441.8125

AUSTIN, TX

AUSTIN, TX



WEST ELEVATION
SCALE 1/4" = 1'-0"

A2.2

EXTERIOR ELEVATIONS

-----STANDING SEAM
METAL ROOF

BC
 CRAWFORD BY
 08 JANUARY 2014
 S-DET DATE:
 REAMT SET
 CODE NAME:



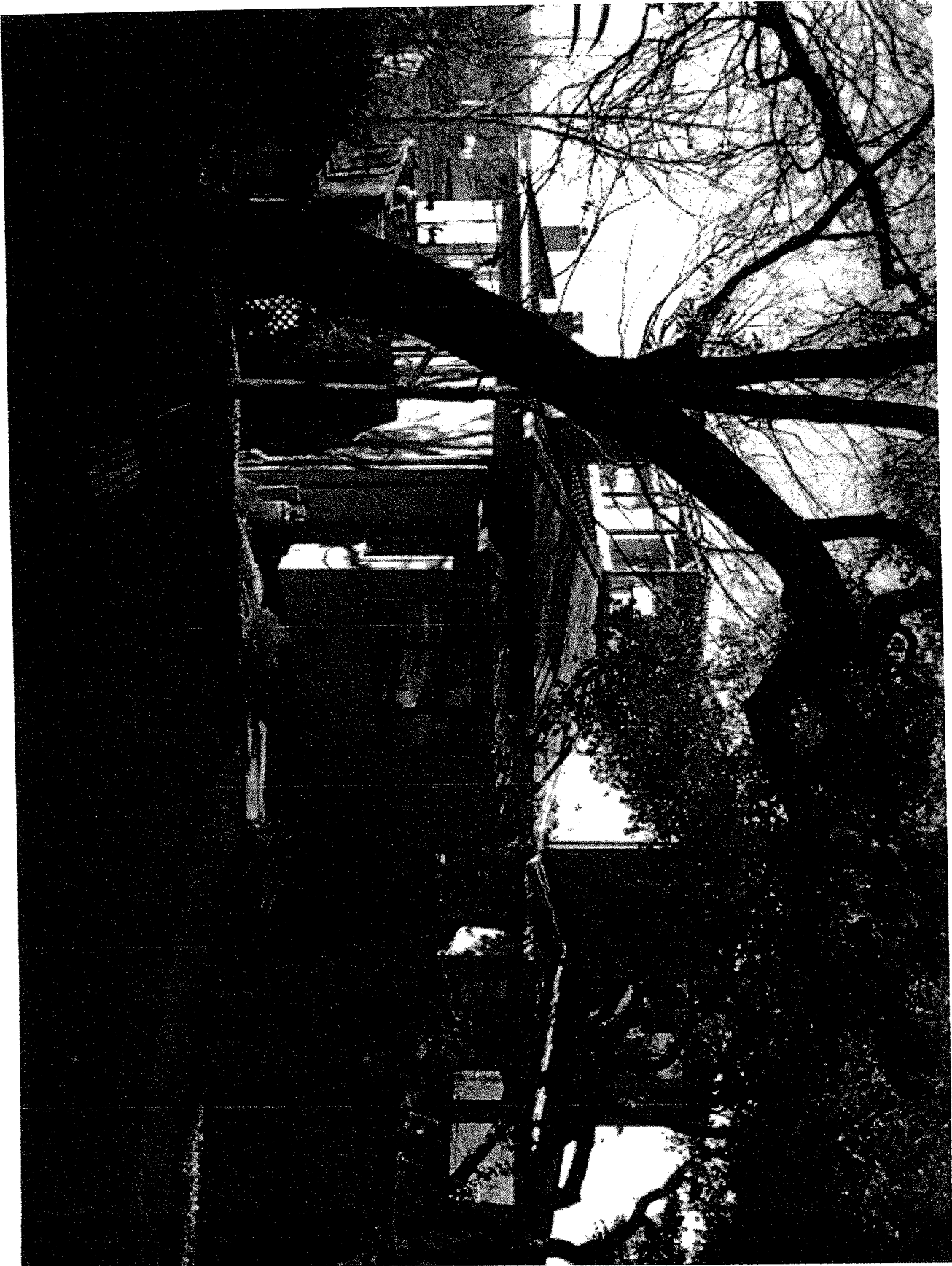
MELL
LAWRENCE
ARCHITECTS
913 W. 5th St. (S)
Austin, TX 78704
T: 512.441.4669
F: 512.441.9125

1/7/14 B2/18

I am a neighbor of 608 Baylor. My backyard abuts the proposed workshop at that address. I do not oppose the plans as they have been presented to me.

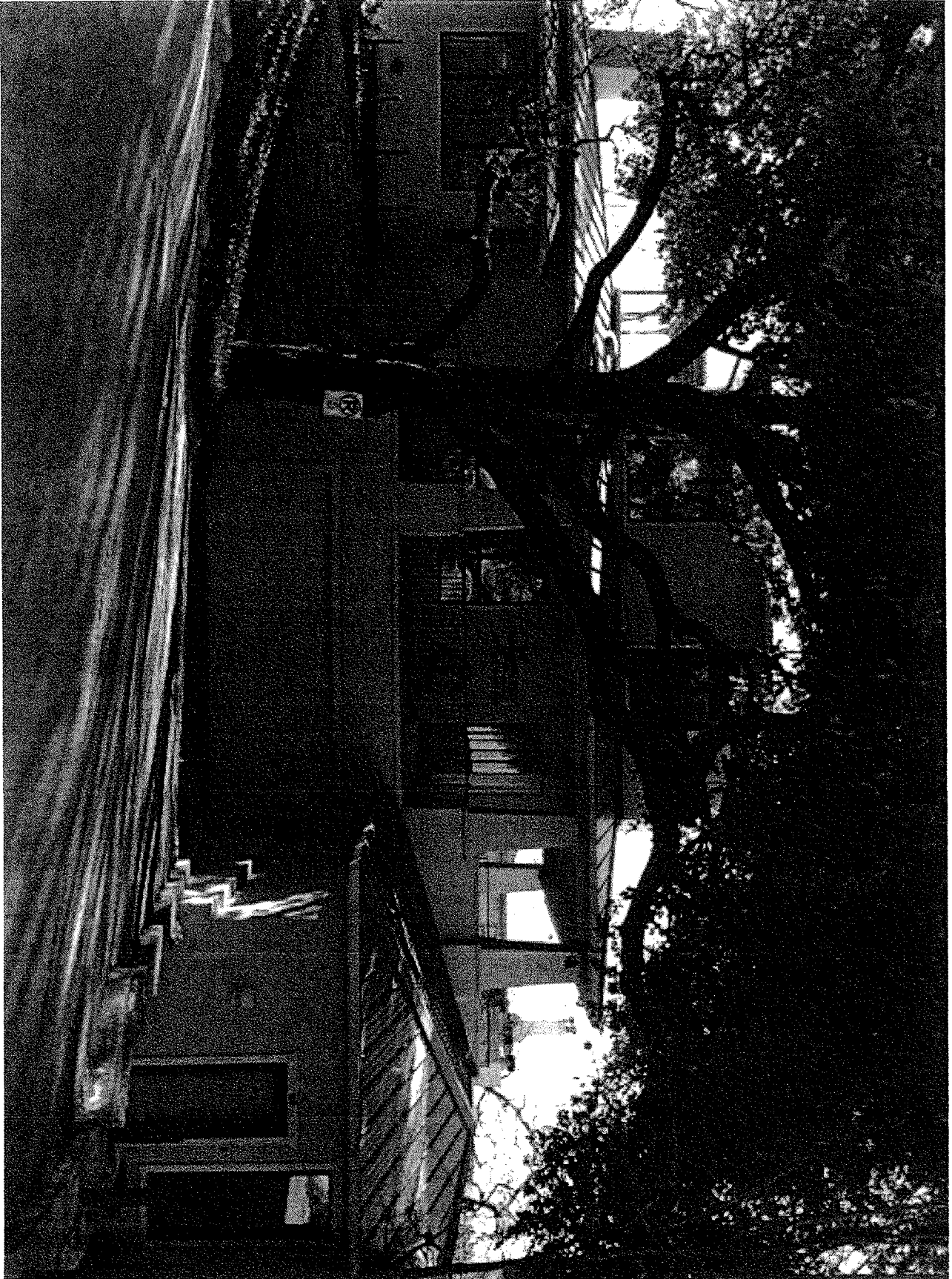
Janice Buckhardt
1111 W. 7th
Austin, TX 78703
(512) 458-1690

B2/19



1115 W 7TH ST.

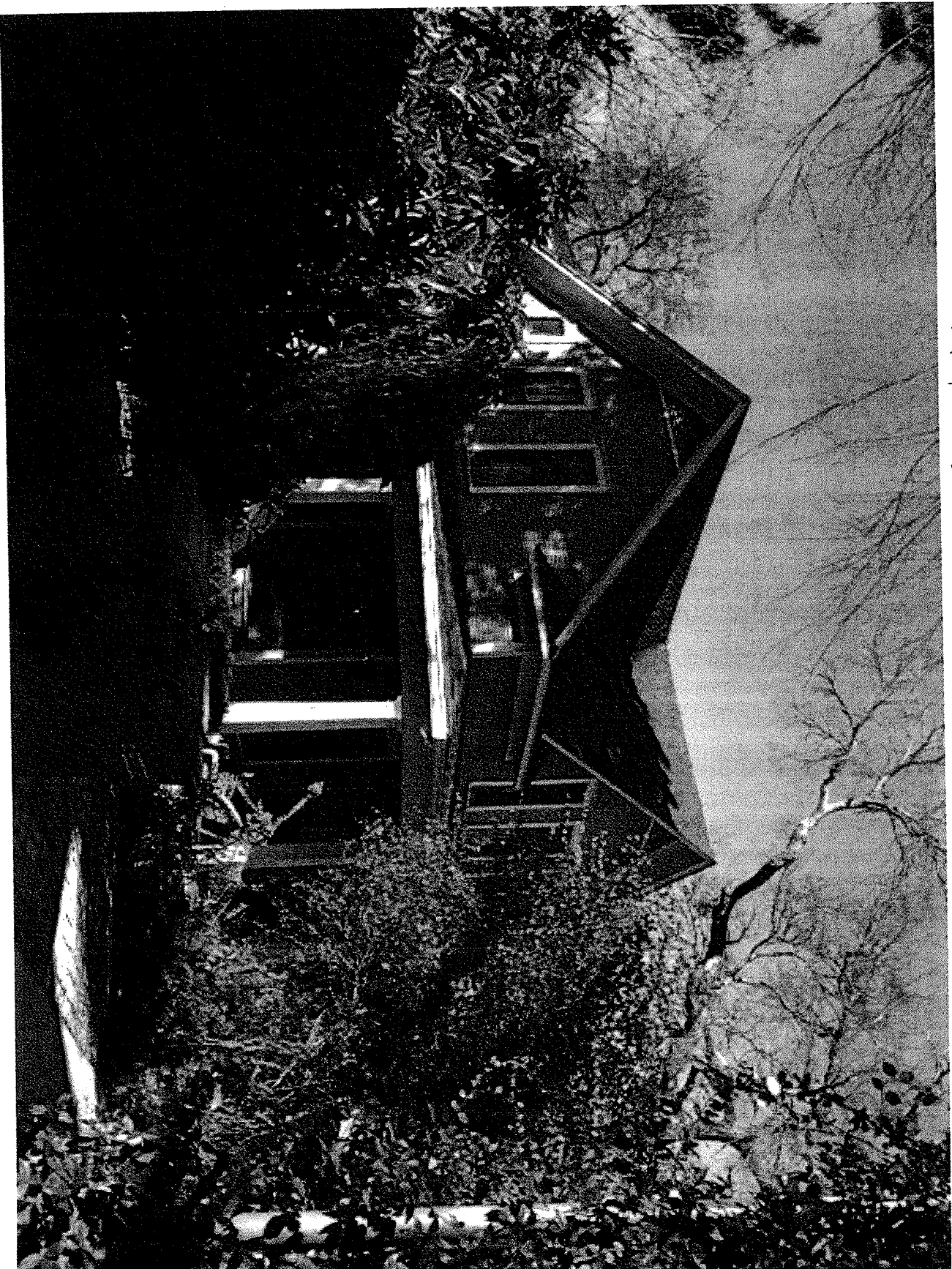
B2/20



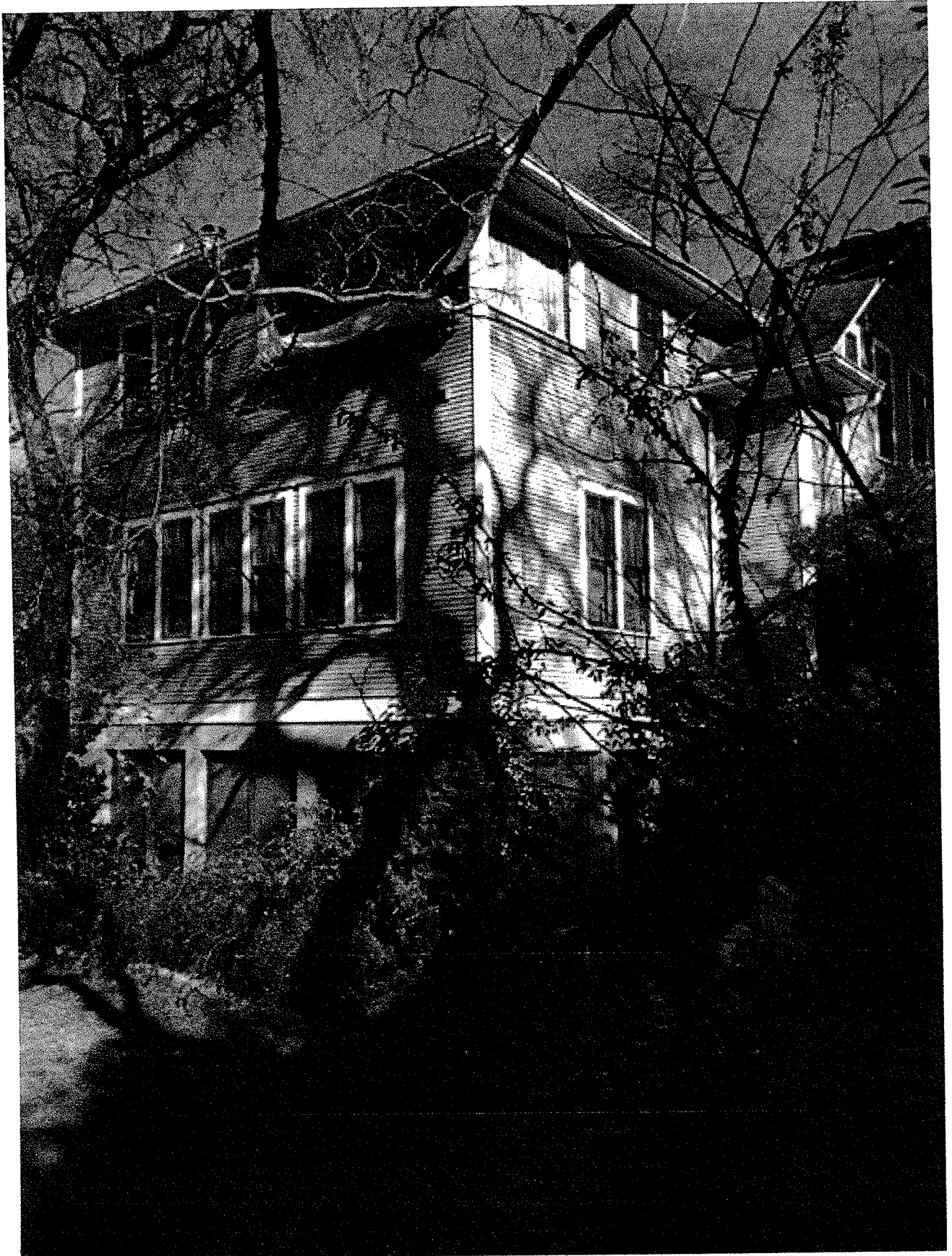
1115 W 7TH ST.

132/21

1111 WEST 7TH ST.



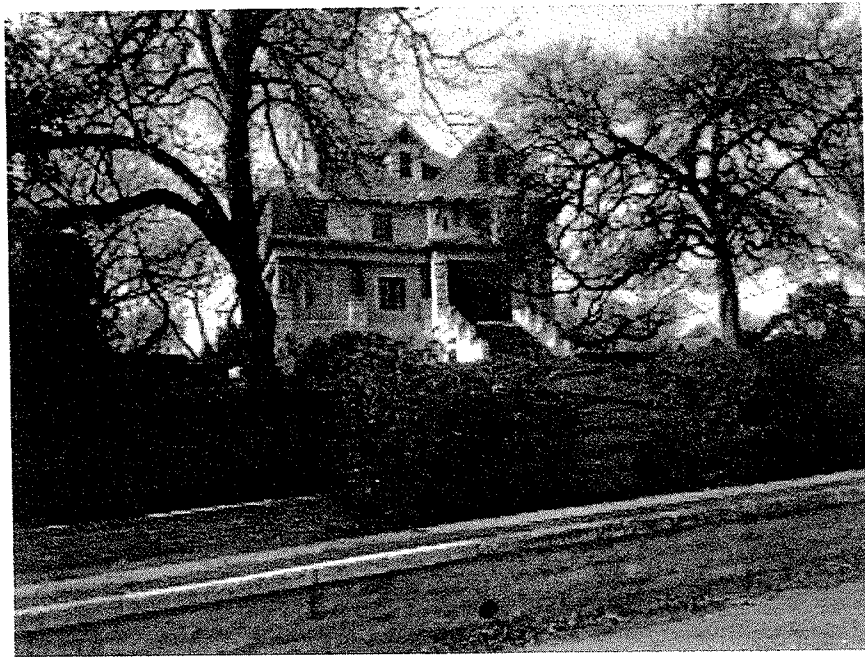
132/22



1111 WEST 7TH ST.

152/23

610 BAYLOR ST

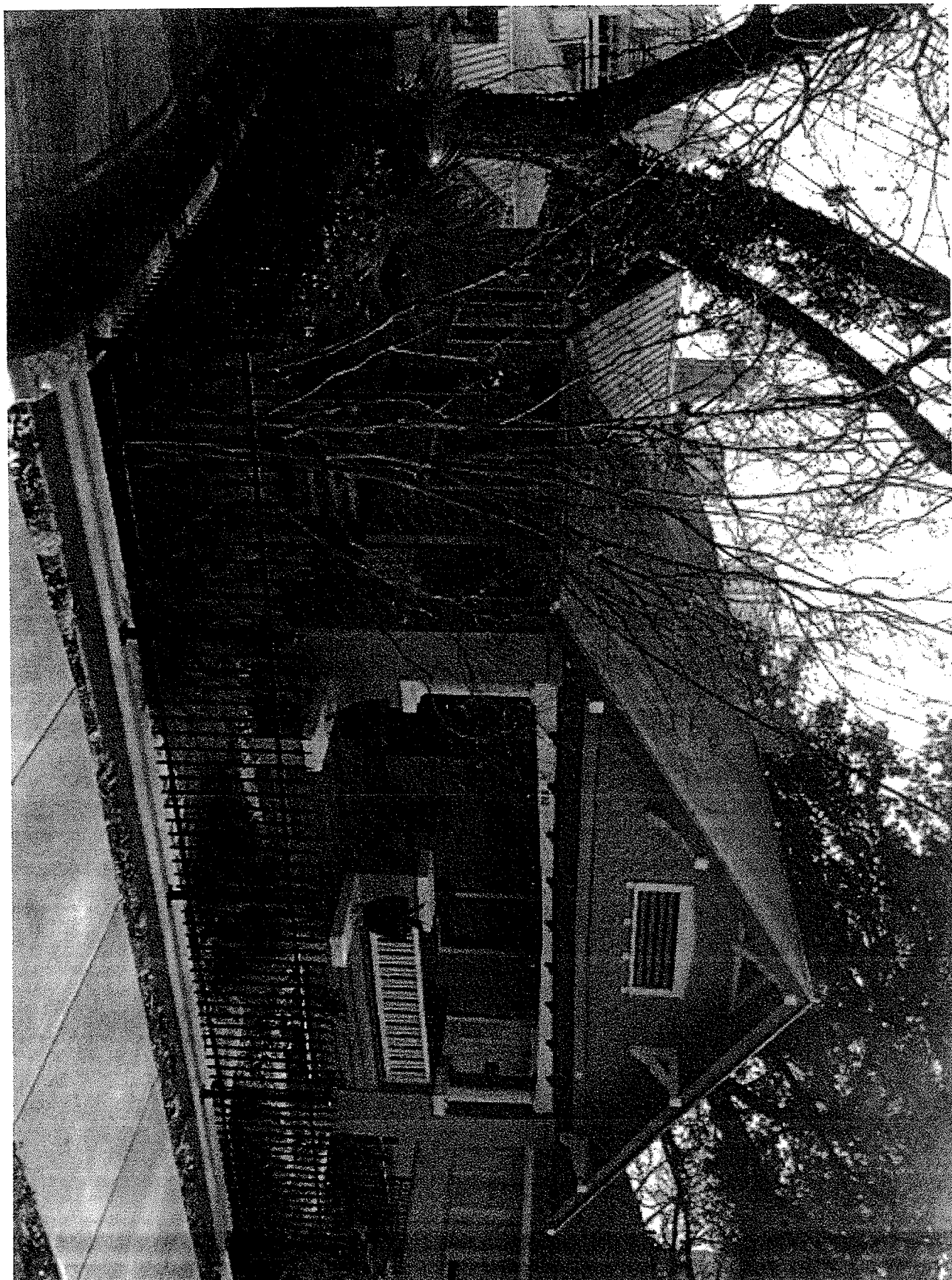


B2/24



610 BAYLOR ST

B2/25



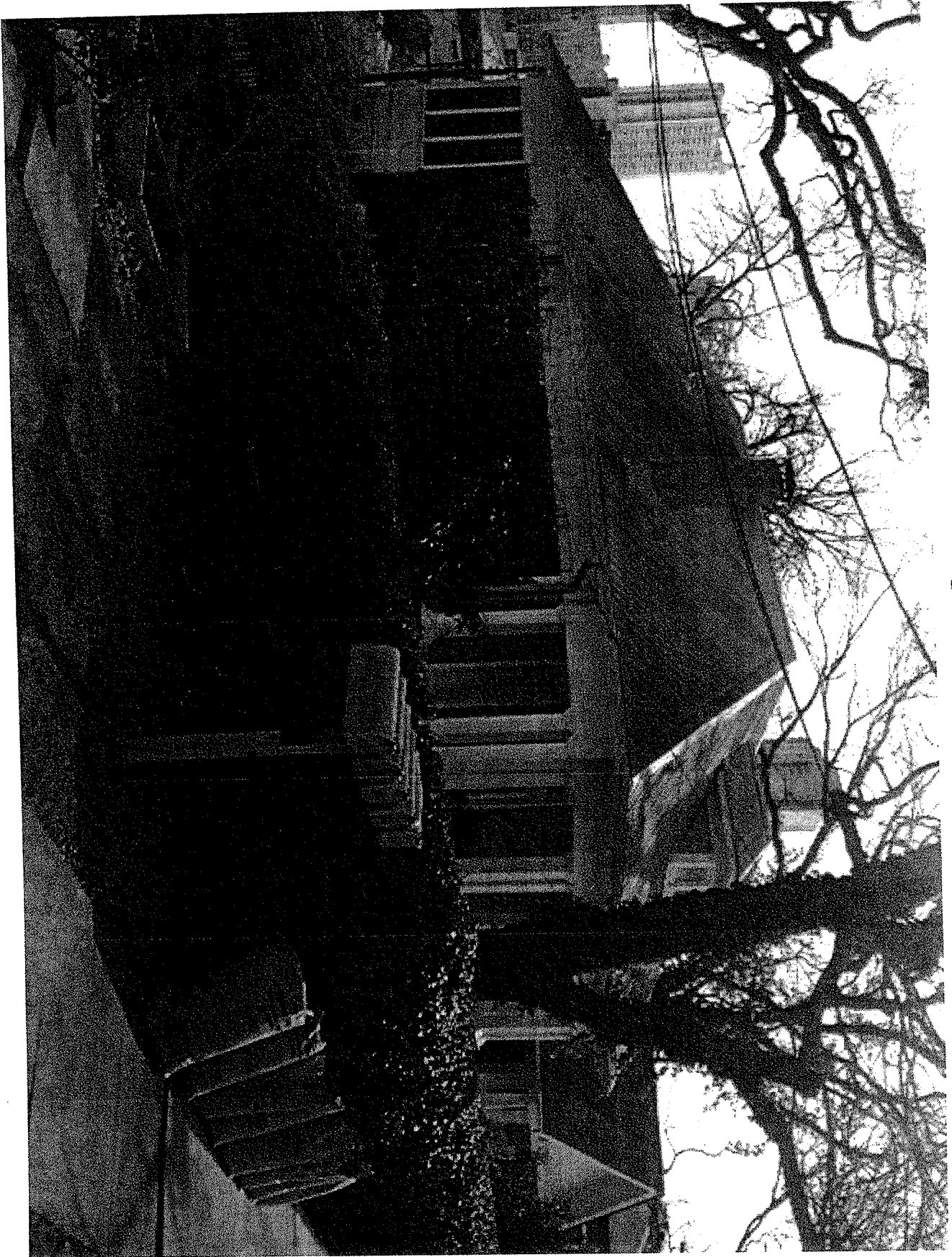
613 BAYLOR ST.

P2/2e



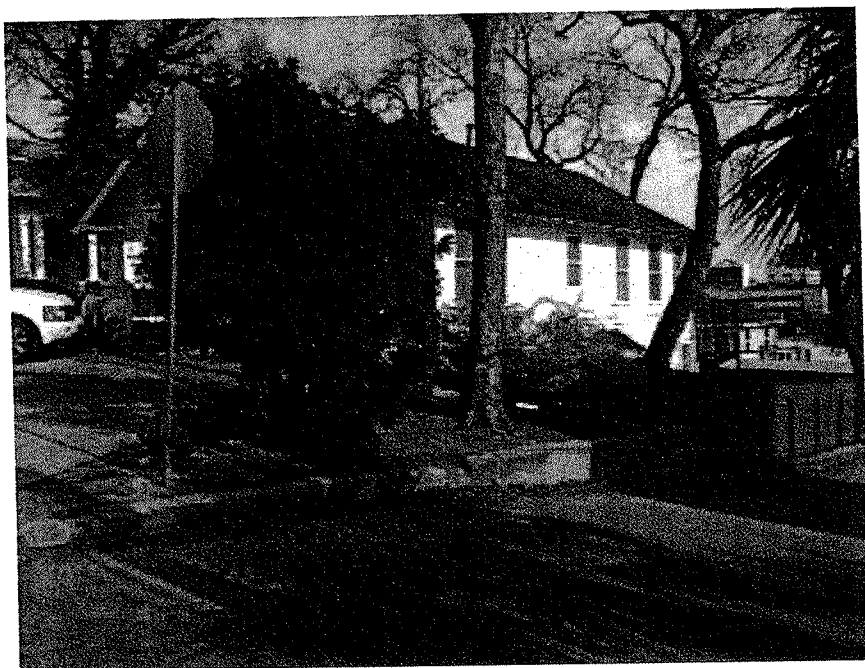
611 BAYLOR ST.

52/27

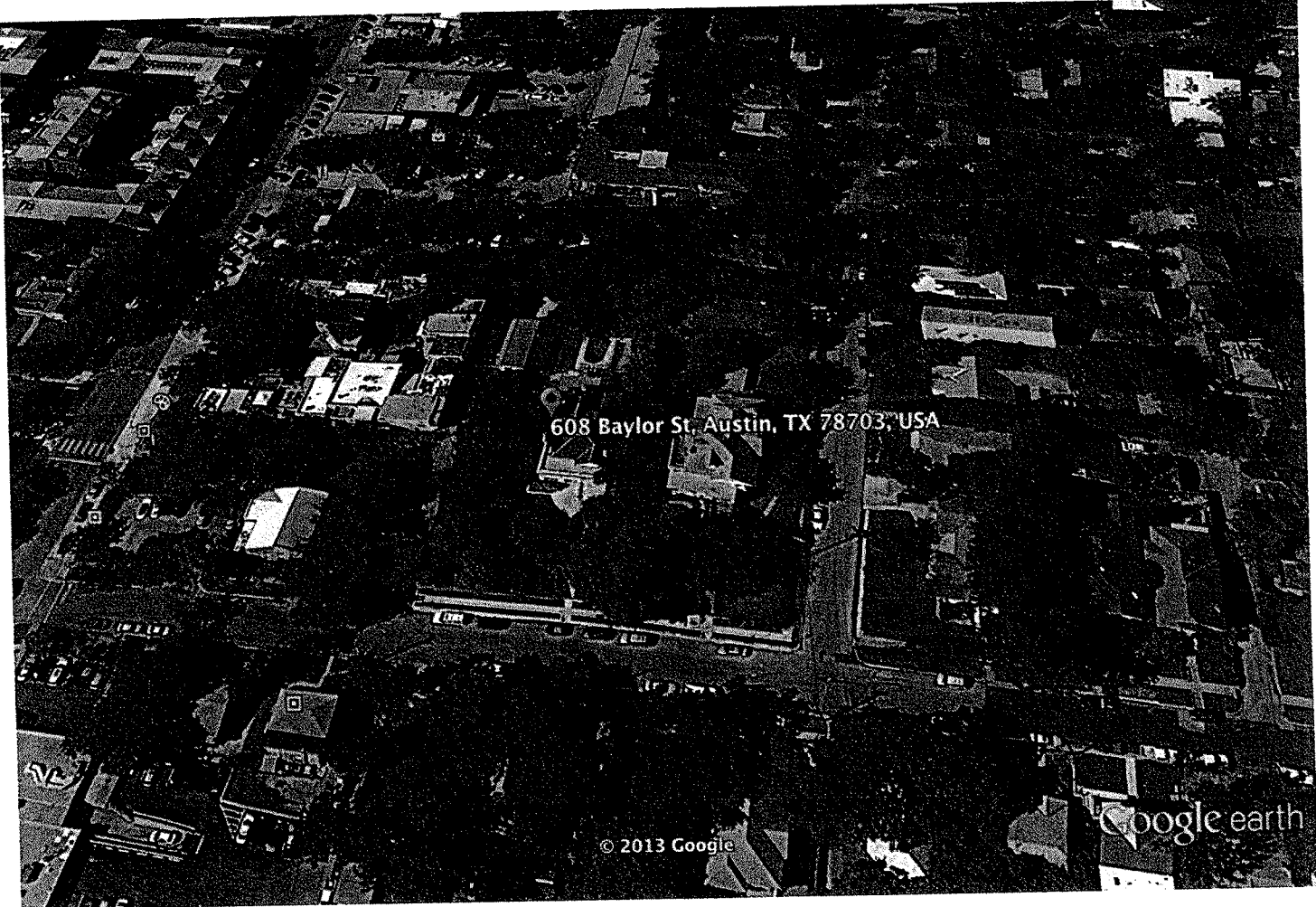


609 BAYLOR ST.

607 BAYLOR ST ^{P2}/₀₈



52729

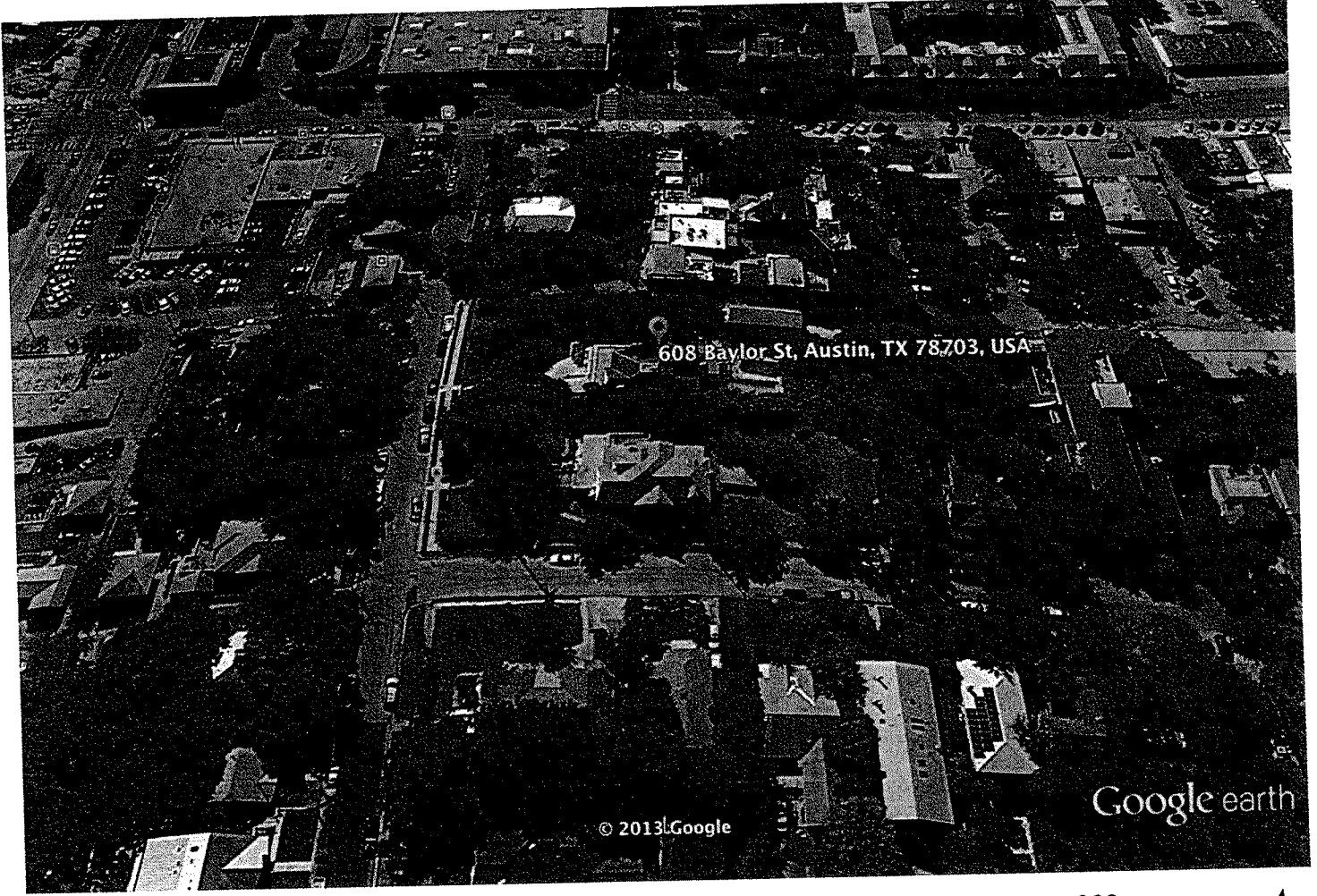


Google earth

feet
meters



B2/30

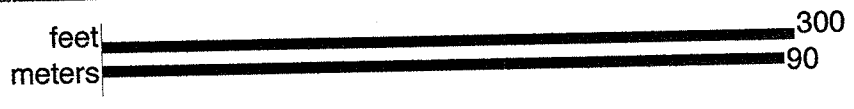


608 Baylor St, Austin, TX 78703, USA

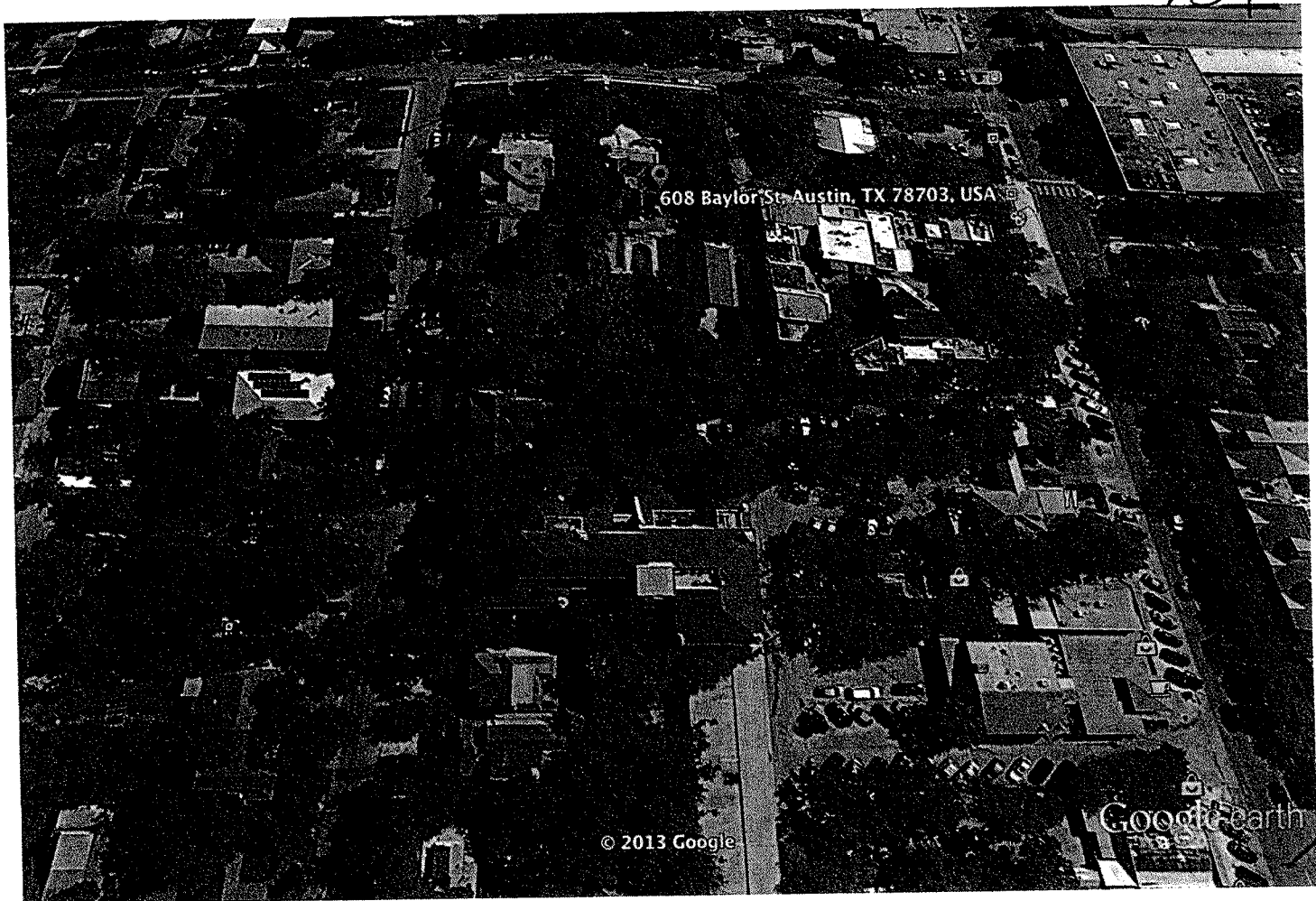
© 2013 Google

Google earth

Google earth



132/31



Google earth

feet
meters



Travis CAD

607 BAYLOR ST

Property Search Results > 106578 HICKS ROLAND JR & MARC SCHUBERT for Year 2014

B2/32
2364 sqft.

Property

Account

Property ID: 106578
 Geographic ID: 0108010903
 Type: Real
 Property Use Code:
 Property Use Description:

Legal Description: LOT 8 BLK D OLT 2 DIV Z LEDBETTER & GREATHOUSE
 Agent Code:

Location

Address: 607 BAYLOR ST
 TX 78703
 Neighborhood: OLD WEST AUSTIN (SFR)
 Neighborhood CD: Z2000

Mapco: 584V
 Map ID: 010208

Owner

Name: HICKS ROLAND JR & MARC SCHUBERT Owner ID: 1563499
 Mailing Address: 607 BAYLOR ST
 AUSTIN, TX 78703-5324 % Ownership: 100.000000000000%
 Exemptions: HS

Values

(+) Improvement Homesite Value:	+	N/A
(+) Improvement Non-Homesite Value:	+	N/A
(+) Land Homesite Value:	+	N/A
(+) Land Non-Homesite Value:	+	N/A Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A N/A
(+) Timber Market Valuation:	+	N/A N/A
<hr/>		
(=) Market Value:	=	N/A
(-) Ag or Timber Use Value Reduction:	-	N/A
<hr/>		
(=) Appraised Value:	=	N/A
(-) HS Cap:	-	N/A
<hr/>		
(=) Assessed Value:	=	N/A

Taxing Jurisdiction

Owner: HICKS ROLAND JR & MARC SCHUBERT
 % Ownership: 100.000000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	N/A	N/A	N/A	N/A
02	CITY OF AUSTIN	N/A	N/A	N/A	N/A
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
				Taxes w/Current Exemptions:	N/A
				Taxes w/o Exemptions:	N/A

Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 2364.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 5+		1922	1320.0
RSBLW	Residence Below	WW - 5+		1922	1044.0
031	GARAGE DET 1ST F	WW - 5+		1922	324.0
095	HVAC RESIDENTIAL	* - *		1922	2364.0
251	BATHROOM	* - *		1922	3.0
413	STAIRWAY EXT	A - *		1922	1.0
512	DECK UNCOVERED	* - 5+		1922	70.0
011	PORCH OPEN 1ST F	* - 5+		1922	259.0
513	DECK COVERED	* - 5+		1922	100.0
531	OBS FENCE	WAS - *		1922	1.0

Improvement #2: 2 FAM DWELLING State Code: A1 Living Area: 968.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 4		1947	484.0
2ND	2nd Floor	WW - 4		1947	484.0
251	BATHROOM	* - *		1947	2.0
413	STAIRWAY EXT	A - *		1947	1.0
531	OBS FENCE	WAS - *		1947	1.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1849	8055.12	55.00	142.50	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	N/A	N/A	N/A	N/A	N/A	N/A
2013	\$504,119	\$497,500	0	1,001,619	\$511,883	\$489,736
2012	\$509,013	\$438,750	0	947,763	\$498,086	\$449,677
2011	\$445,387	\$438,750	0	884,137	\$472,636	\$411,501
2010	\$489,436	\$438,750	0	928,186	\$539,163	\$389,023
2009	\$489,348	\$438,750	0	928,098	\$564,325	\$363,773

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/5/2013	WD	WARRANTY DEED	ACUNA OSCAR	HICKS ROLAND JR & MARC SCHUBERT			2013041402TR
2	7/14/2000	WD	WARRANTY DEED		ACUNA OSCAR	00000	00000	2000113111TR
3	7/14/2000	WD	WARRANTY DEED	STEWART DUFF M & ELIZABETH M S	ACUNA OSCAR	00000	00000	2000113111TR

Questions Please Call (512) 834-9317

This site requires cookies to be enabled in your browser settings.

This year is not certified and ALL values will be represented with "N/A".

Travis CAD

Property Search Results > 106521 TUTTLE TYSON & for Year 2014

Property

Account

Property ID: 106521 Legal Description: LOT 3 BLK A TUTTLE ADDN
 Geographic ID: 0108010613 Agent Code: ID:2553
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 608 BAYLOR ST Mapsco: 584V
 TX 78703
 Neighborhood: OLD WEST AUSTIN (SFR) Map ID: 010208
 Neighborhood CD: Z2000

Owner

Name: TUTTLE TYSON & Owner ID: 105582
 Mailing Address: NICOLE CASPERS TUTTLE % Ownership: 100.0000000000%
 608 BAYLOR ST
 AUSTIN, TX 78703-5325
 Exemptions: HS, HT

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: TUTTLE TYSON &
 % Ownership: 100.0000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	N/A	N/A	N/A	N/A
02	CITY OF AUSTIN	N/A	N/A	N/A	N/A
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			

Taxes w/Current Exemptions:

N/A

Taxes w/o Exemptions:

N/A

Improvement / Building
Improvement #1: 1 FAM DWELLING **State Code:** A1 **Living Area:** 4886.5 sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 6		1903	1515.0
2ND	2nd Floor	WW - 6		1903	1233.5
1/2	Half Floor	WW - 6		1903	623.0
RSBLW	Residence Below	WW - 6		1903	1515.0
011	PORCH OPEN 1ST F	* - 6		1903	498.0
012	PORCH OPEN 2ND F	* - 6		1903	498.0
095	HVAC RESIDENTIAL	* - *		1903	4886.5
251	BATHROOM	* - *		1903	2.0
522	FIREPLACE	* - 6		1903	1.0
604	POOL RES CONC	* - 6		2005	1.0
512	DECK UNCOVRED	* - 6		1903	402.0

Improvement #2: GARAGE APARTMENT **State Code:** A1 **Living Area:** 829.0 sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 5+		2005	829.0
011	PORCH OPEN 1ST F	* - 5+		2005	85.0
031	GARAGE DET 1ST F	WW - 5+		2005	1157.0
251	BATHROOM	* - *		2005	1.0
612	TERRACE UNCOVERD	* - 5+		2005	750.0
413	STAIRWAY EXT	A - *		2005	1.0
095	HVAC RESIDENTIAL	* - *		2005	829.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.5530	24088.68	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	N/A	N/A	N/A	N/A	N/A	N/A
2013	\$783,037	\$1,365,000	0	2,148,037	\$0	\$2,148,037
2012	\$783,037	\$1,365,000	0	2,148,037	\$0	\$2,148,037
2011	\$835,000	\$1,365,000	0	2,200,000	\$0	\$2,200,000
2010	\$723,563	\$1,365,000	0	2,088,563	\$0	\$2,088,563
2009	\$973,611	\$1,300,000	0	2,273,611	\$347,584	\$1,926,027

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/29/2001	WD	WARRANTY DEED	TAYLOR MARY P	TUTTLE TYSON &	00000	00000	2001201907TR
2		WD	WARRANTY DEED		TAYLOR MARY P	00000	00000	

Questions Please Call (512) 834-9317

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This year is not certified and ALL values will be represented with "N/A".

1/7/14

Travis CAD - Property Details

Database last updated on: 1/7/2014 3:47 AM

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Website version: 1.2.2.3

This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.

Travis CAD

Property Search Results > 106579 RUOCCO THOMAS G & ANTOINETTE for Year 2014

B2/37

2368 sqft

Property**Account**

Property ID: 106579
 Geographic ID: 0108010904
 Type: Real
 Property Use Code:
 Property Use Description:

Legal Description: LOT 7 BLK D OLT 2 DIV Z LEDBETTER & GREATHOUSE
 Agent Code: ID:1469404

Location

Address: 609 BAYLOR ST
 TX 78703
 Neighborhood: OLD WEST AUSTIN (SFR)
 Neighborhood CD: Z2000

Mapsco: 584V
 Map ID: 010208

Owner

Name: RUOCCO THOMAS G & ANTOINETTE Owner ID: 1440476
 Mailing Address: 609 BAYLOR ST
 AUSTIN, TX 78703-5324
 % Ownership: 100.0000000000%

Exemptions: HS

Values

(+) Improvement Homesite Value:	+	N/A
(+) Improvement Non-Homesite Value:	+	N/A
(+) Land Homesite Value:	+	N/A
(+) Land Non-Homesite Value:	+	N/A Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A N/A
(+) Timber Market Valuation:	+	N/A N/A
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(=) Market Value:	=	N/A
(-) Ag or Timber Use Value Reduction:	-	N/A
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(=) Appraised Value:	=	N/A
(-) HS Cap:	-	N/A
<hr/>		
(=) Assessed Value:	=	N/A

Taxing Jurisdiction

Owner: RUOCCO THOMAS G & ANTOINETTE
 % Ownership: 100.0000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	N/A	N/A	N/A	N/A
02	CITY OF AUSTIN	N/A	N/A	N/A	N/A
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

Improvement / Building

Improvement #1:	1 FAM DWELLING	State Code:	A1	Living Area:	2368.0 sqft	Value:	N/A
Type	Description	Class CD	Exterior Wall	Year Built	SQFT		
1ST	1st Floor	WP - 4+		1940	1344.0		
RSBLW	Residence Below	WP - 4+		1940	1024.0		
011	PORCH OPEN 1ST F	* - 4+		1940	256.0		
011	PORCH OPEN 1ST F	* - 4+		1940	320.0		
095	HVAC RESIDENTIAL	* - *		1940	2368.0		
251	BATHROOM	* - *		1940	4.0		

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1822	7938.49	55.00	142.50	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	N/A	N/A	N/A	N/A	N/A	N/A
2013	\$266,600	\$450,000	0	716,600	\$1,322	\$715,278
2012	\$247,981	\$438,750	0	686,731	\$36,478	\$650,253
2011	\$152,389	\$438,750	0	591,139	\$0	\$591,139
2010	\$189,631	\$438,750	0	628,381	\$0	\$628,381
2009	\$189,631	\$438,750	0	628,381	\$18,038	\$610,343

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/2/2009	WD	WARRANTY DEED	MAROS LEANYA GUILYN	RUOCO THOMAS G & ANTOINETTE			2009055592TR
2	8/7/2003	WD	WARRANTY DEED	DALTON LAURIE A & JEFF D WHITE	MAROS LEANYA GUILYN	00000	00000	2003183987TR
3	1/2/1997	WD	WARRANTY DEED	STRATTON STEPHEN ANDREW	DALTON LAURIE A & JEFF D WHITE	12845	01851	

Questions Please Call (512) 834-9317

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Travis CAD

610 BAYLOR ST.

Property Search Results > 106520 MORRISON PHILIP J & LAURA C for Year 2014

B2139
85375sqft**Property****Account**

Property ID: 106520
 Geographic ID: 0108010612
 Type: Real
 Property Use Code:
 Property Use Description:

Legal Description: N 100 FT LOT 10-13 BLK B OLT 2 DIV Z RAYMOND SUBD
 Agent Code:

Location

Address: 610 BAYLOR ST
 TX 78703
 Mapsco: 584V
 Neighborhood: TRI/4PLEX - CENTRAL WEST AUSTIN Map ID: 010208
 Neighborhood CD: Z30006

Owner

Name: MORRISON PHILIP J & LAURA C
 Owner ID: 568228
 Mailing Address: APT 9
 610 BAYLOR ST
 AUSTIN, TX 78703-5340
 % Ownership: 100.0000000000%

Exemptions: HS

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: MORRISON PHILIP J & LAURA C
 % Ownership: 100.0000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	N/A	N/A	N/A	N/A
02	CITY OF AUSTIN	N/A	N/A	N/A	N/A
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

Improvement / Building

Improvement #1: FOURPLEX **State Code:** B4 **Living Area:** 8537.0 sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 6		1903	2471.0
2ND	2nd Floor	WW - 6		1903	2190.0
1/2	Half Floor	WW - 6		1903	1999.0
FBSMT	Finished Basement	WW - 6		1903	1877.0
011	PORCH OPEN 1ST F	* - 6		1903	126.0
011	PORCH OPEN 1ST F	* - 6		1903	81.0
061	CARPORT ATT 1ST	* - 6		1903	240.0
095	HVAC RESIDENTIAL	* - *		1903	8537.0
251	BATHROOM	* - *		1903	7.0
413	STAIRWAY EXT	A - *		1903	1.0
448	SPA FIBERGLASS	* - 6		1903	1.0
512	DECK UNCOVERED	* - 6		1903	180.0
512	DECK UNCOVERED	* - 6		1903	184.0
522	FIREPLACE	* - 6		1903	1.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.4577	19938.00	100.00	200.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	N/A	N/A	N/A	N/A	N/A	N/A
2013	\$943,463	\$936,250	0	1,879,713	\$161,843	\$1,717,870
2012	\$335,752	\$1,093,750	0	1,429,502	\$7,466	\$1,422,036
2011	\$335,752	\$1,093,750	0	1,429,502	\$71,765	\$1,357,737
2010	\$335,752	\$1,093,750	0	1,429,502	\$130,218	\$1,299,284
2009	\$335,735	\$1,093,750	0	1,429,485	\$183,349	\$1,246,136

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/15/1998	WD	WARRANTY DEED	TIEMANN THOMAS E & NANCY S	MORRISON PHILIP J & LAURA C	13332	01525	
2	5/6/1993	WD	WARRANTY DEED		TIEMANN THOMAS E & NANCY S	11940	01781	

Questions Please Call (512) 834-9317

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Travis CAD

611 BAYLOR ST

Property Search Results > 106580 GARCIA SANDY for Year 2014

2536 Sq Ft.

Property**Account**

Property ID: 106580 Legal Description: LOT 6 BLK D OLT 2 DIV Z LEDBETTER & GREATHOUSE
 Geographic ID: 0108010905 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 611 BAYLOR ST Mapsco: 584V
 TX 78703
 Neighborhood: 05CEN Map ID: 010208
 Neighborhood CD: 05CEN

Owner

Name: GARCIA SANDY Owner ID: 1523731
 Mailing Address: 2503 VELASQUEZ DR
 AUSTIN, TX 78703-1544
 Exemptions:

Values

(+) Improvement Homesite Value:	+	N/A
(+) Improvement Non-Homesite Value:	+	N/A
(+) Land Homesite Value:	+	N/A
(+) Land Non-Homesite Value:	+	N/A Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A N/A
(+) Timber Market Valuation:	+	N/A N/A
<hr/>		
(=) Market Value:	=	N/A
(-) Ag or Timber Use Value Reduction:	-	N/A
<hr/>		
(=) Appraised Value:	=	N/A
(-) HS Cap:	-	N/A
<hr/>		
(=) Assessed Value:	=	N/A

Taxing Jurisdiction

Owner: GARCIA SANDY
 % Ownership: 100.000000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	N/A	N/A	N/A	N/A
02	CITY OF AUSTIN	N/A	N/A	N/A	N/A
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			

Improvement / Building

Improvement #1: APARTMENT 5-25 **State Code:** B1 **Living Area:** 2536.0 sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WP - 4		1940	1560.0
2ND	2nd Floor	WA - 4		1940	976.0
011	PORCH OPEN 1ST F	* - 4		1940	16.0
011	PORCH OPEN 1ST F	* - 4		1940	16.0
011	PORCH OPEN 1ST F	* - 4		1940	28.0
011	PORCH OPEN 1ST F	* - 4		1940	28.0
132	PLBG 5-FIXT AVG	AVG - *		1940	1.0
413	STAIRWAY EXT	A - *		1940	1.0
551	PAVED AREA	AI - *		1940	2750.0
591	MASONRY TRIM SF	AVG - *		1940	25.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1799	7837.50	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	N/A	N/A	N/A	N/A	N/A	N/A
2013	\$24,873	\$355,527	0	380,400	\$0	\$380,400
2012	\$21,481	\$305,663	0	327,144	\$0	\$327,144
2011	\$21,481	\$305,663	0	327,144	\$0	\$327,144
2010	\$21,481	\$305,663	0	327,144	\$0	\$327,144
2009	\$21,481	\$305,663	0	327,144	\$0	\$327,144

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/20/2012	WD	WARRANTY DEED	JEWELL MICHAEL	GARCIA SANDY			2012010382TR
2	1/31/2000	WD	WARRANTY DEED	SCRUGGS T M TRUSTEE	JEWELL MICHAEL	00000	00000	2000014550TR
3	12/15/1983	WD	WARRANTY DEED		SCRUGGS T M TRUSTEE	08500	00439	

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